

MANAGEMENT REPORT

Date: July 8, 2024
To: Mayor and Council
From: Juliane vonWesterholt, Consulting Planner (MHBC Planning)
Report Number: COU24-069
Attachments: Reference Plan and Location Map

Title: Road Widening Pertaining to Site Plan Application SP21-21, 207 St. Patrick Street

Objective: To authorize the conveyance of Part 2 on Reference Plan 44R-5971 from Waterloo Development Inc. to The Corporation of the City of Stratford and to dedicate these lands as public highway for the purpose of a 1.5 metre road widening along St. Patrick Street.

Background: Waterloo Development Inc. has made a submission for site plan approval for the proposed use of the subject lands for a commercial parking lot. As a condition of the Site Plan approval the owner will be required to dedicate a 1.5m - metre-wide strip of land to the City of Stratford along the St. Patrick Street frontage for road widening purposes. This dedication shall be free and clear of all encumbrances and all costs shall be the responsibility of the owner.

Analysis: Part 2 on Reference Plan 44R-5971 is required to be dedicated to the City of Stratford to satisfy the above-described condition of Site Plan approval and this dedication is for road widening purposes along St. Patrick Street. Upon being transferred to the City, the referenced part(s) shall be dedicated as public highway.

Financial Implications:

Financial impact to current and future year operating budgets:

The owner will be responsible for all costs associated with the transfer of the land to the City of Stratford. Upon assumption of the road widening, there will be negligible impact on annual operating and maintenance costs for the grassed boulevard. The transaction does not have a cash outlay requirement from the City to the property owner.

Link to asset management plan and strategy:

As with any property conveyance, the parcel becomes part of the City's land inventory. In the case of minor sections intended to widen the existing road asset, they do not result in an acquisition, rather just an expansion of the existing asset, with no financial consequences of the nominally valued addition.

Alignment with Strategic Priorities:**Mobility, Accessibility and Design Excellence**

Improving ways to get around, to and from Stratford by public transit, active transportation and private vehicle.

Alignment with One Planet Principles:**Not applicable:**

The conveyance of the road widening will help meet the Design Width of St. Patrick Street and provide the opportunity for improved road design.

Staff Recommendation: THAT the conveyance of Part 2 on Reference Plan 44R-5971 from Waterloo Development Inc. to The Corporation of the City of Stratford, be authorized;

AND THAT upon conveyance of Part 2 on Reference Plan 44R-5971 to the City of Stratford, these lands be dedicated as public highway forming part of St. Patrick Street.

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Recommended by: Adam Betteridge, MPA, MCIP, RPP, Director of Building and
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Joan Thomson, Chief Administrative Officer